

# MANNERS

## RESIDENTIAL

4 Bedroom House for Rent - £2,000 per month

Guildford Road, Bisley, Woking, Surrey, GU24 9AA



### KEY FEATURES

- DETACHED FAMILY HOME • PERIOD CHARACTER FEATURES • THREE RECEPTION ROOMS • KITCHEN/BREAKFAST ROOM • SEPARATE STUDY • FOUR BEDROOMS & TWO BATHROOMS • REAR GARDEN WITH RURAL VIEWS • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D60

## Description

Tucked away at the end of a lane, this wonderful detached period property offers versatile and spacious family accommodation including a separate study to facilitate working from home.

Serving as the main hub of the home is a stunning open plan kitchen/breakfast room that is ideal for modern family living. You will also find downstairs this home comes with three separate reception rooms, a separate study, utility room and a cloakroom. Whilst upstairs there are four double bedrooms, an ensuite shower room to the master bedroom and a further family bathroom.

Throughout the property there is a wealth of character features including fireplaces in both the lounge and dining room as well as original wood flooring.

Further benefits include off street parking, a garage and a lovely rear backing onto fields.

**Additional Information:** These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit of one weeks' rent is required upon making an Application For Tenancy which can be put towards the first month's rent, which will become payable upon signing the tenancy agreement. Should your Landlord accept a request to keep pets at the property, an additional monthly rent payment may be required. Upon request, further written information will be provided by the Agent.

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

